COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD

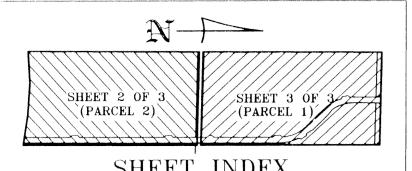
September 19 99 AND DULY

STATE OF FLORIDA

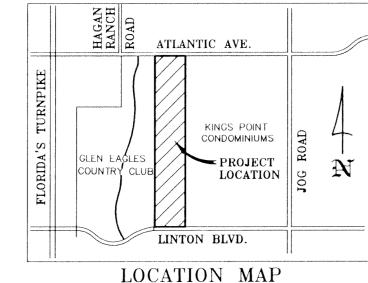
ON PAGE 1-3

DOROTHY H. WILKEN,

Clerk Circuit Court

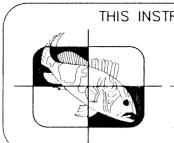


SHEET INDEX



UPJOHN P.U.D. PLAT ONE BEING A PARCEL OF LAND LYING IN SECTION 21,

TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA SHEET 1 OF 3 **JANUARY, 1999**



THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF PROFESSIONAL SURVEYORS AND MAPPERS

105 S. Narcissus Ave., Suite 712, West Palm Beach, Florida 33401 Phone: (561)833-5001 E-mail: mappers@wlfish.com



0672-001

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT **UPJOHN-DELRAY LIMITED PARTNERSHIP**, A FLORIDA LIMITED PARTNERSHIP AND MIZNER VILLAGE, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, SHOWN HEREON AS UPJOHN P.U.D. PLAT ONE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF (E. 1/2) OF THE EAST HALF (E. 1/2) OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THAT PARCEL CONVEYED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 7034, PAGE 429 FOR RIGHT-OF-WAY OF LINTON BOULEVARD, AND LESS THE NORTH 63.62 FEET THEREOF, AND LESS THE NORTH 56.43 FEET OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21

BEING MORE PARTICULARLY DESCRIBED AS PARCEL 1 AND PARCEL 2 AS FOLLOWS

PARCEL 1:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 02°17'27" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 63,63 FEET , TO A POINT ON THE SOUTHERLY LINE OF THE PARCEL CLAIMED BY THE LAKE WORTH DRAINAGE DISTRICT IN ACCORDANCE WITH CHANCERY CASE 407, AS SAID CHANCERY CASE IS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL 1:

THENCE SOUTH 02°17'27" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2606.87 FEET, TO THE EAST ONE QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°07'43" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 21 AND ALONG THE NORTH LINE OF THE PARCEL CONVEYED BY QUIT-CLAIM DEED TO THE LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORD BOOK 10038, PAGE 1670 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, A DISTANCE OF 1350.90 FEET, TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF SAID SECTION 21; THENCE NORTH 02°06'03" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2603.32 FEET, TO A POINT ON THE PREVIOUSLY DESCRIBED SOUTHERLY LINE CLAIMED BY THE LAKE WORTH DRAINAGE DISTRICT; THENCE NORTH 88°59'08' EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1342.18 FEET, TO THE POINT OF BEGINNING.

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 02°16'40" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 56.44 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PARCEL CONVEYED BY QUIT-CLAIM DEED TO THE LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORD BOOK 10038, PAGE 1670 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE FOLLOWING

THENCE SOUTH 02°16'40" EAST, CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2533.60 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LINTON BOULEVARD, AS SAID NORTHERLY RIGHT-OF-WAY LINE IS DESCRIBED IN A RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 7034, PAGE 429 OF SAID PUBLIC RECORDS: THENCE NORTH 83°44'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 450.00 FEET: THENCE NORTH 88°28'11" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 449.85 FEET; THENCE SOUTH 84°35'19" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 465.52 FEET, TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF SAID SECTION 21; THENCE NORTH 02°05'38" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2495.58 FEET, TO A POINT ON THE PREVIOUSLY DESCRIBED SOUTHERLY LINE OF THE PARCEL CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT; THENCE NORTH 89°07'43" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1351.09 FEET, TO THE **POINT OF BEGINNING**.

PARCEL 1 CONTAINING 3,507,022 SQUARE FEET OR 80.5102 ACRES, MORE OR LESS AND PARCEL 2 CONTAINING 3,364,520

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS

- TRACTS "A" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED BY UPJOHN-DELRAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND MIZNER VILLAGE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL HOUSING AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAIDLIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND MUST BE REPLATTED PRIOR TO DEVELOPMENT, SAID MAINTENANCE OBLIGATION SHALL BE READDRESSED IN ACCORDANCE WITH THE PALM BEACH COUNTY SUBDIVISION AND PLATTING ORDINANCE AT THE TIME OF REPLATTING
- TRACT "B" (RECREATION TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VIZCAYA NIEGHBORHOOD PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SEE SHEET 2 FOR ACCEPTANCE AND ACKNOWLEMENT.
- TRACTS "D-1" AND "D-2", (PRIVATE ROADWAY TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NOTE: THAT PORTION OF TRACTS "D-1" AND "D-2" WHICH LIE WITHIN THE LAKE WORTH DRAINAGE DISTRICT EASEMENTS FOR CANALS AS DELINEATED IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORD BOOK 6588, PAGE 921 ARE SUBJECT TO THE PROVISIONS AS SET FORTH IN OFFICIAL RECORD BOOK 6588, PAGE 921 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- TRACT "E", (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 9812 AT PAGE 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- TRACTS "O.S.-1", "O.S.-2", "O.S.-3", AND "O.S.-4" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NOTE: TRACTS "O.S.-3" AND "O.S.-4" ARE SUBJECT TO THE RESTRICTION AS SET FORTH BY THE LAKE WORK DRAINAGE DISTRICT AS RECORDED IN O.R.B. 6588, PAGE 921 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- TRACTS "L.B./O.S.-1", "L.B./O.S.-2", "L.B./O.S.-3", "L.B./O.S.-4", "L.B./O.S.-5", "L.B./O.S.-6", "L.B./O.S.-7", "L.B./O.S.-8", "L.B./O.S.-9", "L.B./O.S.-10"," L.B./O.S.-11", "L.B./O.S.-12", "L.B./O.S. 13" AND "L.B./O.S. 14", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., FOR LANDSCAPE BUFFER AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NOTE: A MAXIMUM OF FIVE (5) FOOT ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.
- THE **DRAINAGE EASEMENTS**, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION. TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE

TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

- THE LIFT STATION EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE PERMANENT CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROADS.

IN WITNESS WHEREOF, THE UPJOHN-DELRAY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, FL RFC/WA GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, THIS & DAY OF (1999).

> UPJOHN-DELRAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

BY: FL RFC/WA GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER

BY: **HEARTHSTONE** A CALIFORNIA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, MANAGER

ENIOR VICE PRESIDENT

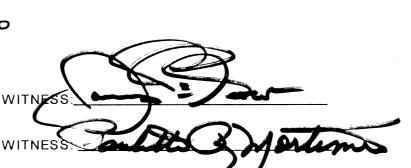
STATE OF FLORIDA) COUNTY OF PALM BEACH)

ACKNOWLEDGMENT:

BEFORE ME PERSONALLY APPEARED JAMES K. GRIFFIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OF HEARTHSTONE ADVISORS, INC., A CALIFORNIA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AS MANAGER FOR THE ABOVE-NAMED LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION. AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND Notary Public - State of Florida My Commission Expires Aug 4, 2001 MY COMMISSION EXPIRES Commission # CC656860

THESE PRESENTS TO BE SIGNED BY ITS CHAIR NO /V.P. IN WITNESS WHEREOF, MIZNER VILLAGE, INC. HAS CAUSED AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS & DAY OF APRIL , 1999.



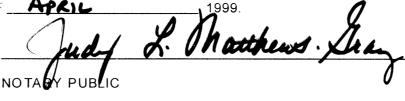
ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHARMAN V.P. OF MIZNER VILLAGE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENTAS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS BY DAY OF _ APRIL

MY COMMISSION EXPIRES: Expires April 24, 2008



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS ______ DAY OF _____ APRIL____, 1999.

WITNESS:

VIZCAYA P.U.D. MASTER HONJEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CRAIS Perry _WHO IS PERSONALLY KNOWN TO ME,_OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF APRIL MY COMMISSION EXPIRES: ////3/99

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

WE, RELIANCE TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN UPJOHN-DELRAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND MIZNER VILLAGE, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. Reliance Tible Company

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21 HAVING A GRID BEARING OF NORTH 88°59'08" EAST AS DERIVED FROM STATE PLANE COORDINATES (NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT) AS PROVIDED BY THE PALM BEACH COUNTY SURVEY SECTION.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. STATE PLANE COORDINATES, AS SHOWN HEREON, ARE GRID COORDINATES BASED ON NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. SCALE FACTOR IS 1.0000284
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS

- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA

MAPPER, LICENSE NO. 3238, STATE OF FLORIDA

COUNTY APPROVALS:

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANTITO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.021, F.S., THIS DAY OF DAY OF 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL _, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

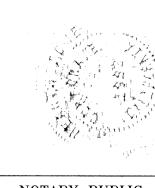
P.U.D. TABULAR DATA:

FUTURE DEVELOPMENT TRACTS PRIVATE ROADWAY TRACTS WATER MANAGEMENT TRACT OPEN SPACE/BUFFER TRACTS OPEN SPACE TRACTS **TOTAL AREA**

130.4092 ACRES 10.4930 ACRES 6.0808 ACRES 8.0398 ACRES 2.7261 ACRES 157.7489 ACRES

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, P.S.M. IN THE OFFICES OF W.L. FISH & COMPANY, INC., 105 S. NARCISSUS AVE., SUITE 712, WEST PALM BEACH, FLORIDA 33401,

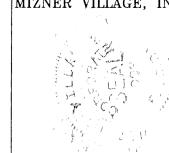
SEALS



NOTARY PUBLIC

JANETR WARGIN Notary Public - State of Florida My Commission Expires Aug 4, 200 Commission # CC656860

MIZNER VILLAGE, INC



NOTARY PUBLIC

VIZCAYA P.U.D. MASTER HOMEOWNER ASSOCIATION, INC. SEAL

VIZCAYA NIEGHBORHO Property owners ASSOCIATION, INC

> PROF. SURVEYOR AND MAPPER

COUNTY ENGINEER